

## **Sanpete County Planning Commission Meeting**

July 9, 2014, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair, Leon Day, Gene Jacobson, Paul Rasmussen, Nathan Palmer, Curtis Ludvigson, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Loren Thompson and Joe Nielson are excused.)

Meeting is called to order by Chair Leon Day.

### **LONI AND JULIE HAMMOND'S REQUEST FOR APPROVAL OF A ONE-LOT MINOR SUBDIVISION LOCATED WEST OF GUNNISON IN THE A ZONE. PARCEL #S-10750.**

Mr. and Mrs. Hammond were not present. Mr. Olsen reported that the Hammonds had not submitted all that was required, therefore their request was postponed to the next Planning & Commission Meeting date.

### **MICHAEL AND SUSAN TULLIS' REQUEST FOR APPROVAL OF A ONE-LOT MINOR SUBDIVISION LOCATED EAST OF SPRING CITY IN THE A ZONE. PARCEL #S-26634x4.**

Mr. and Mrs. Tullis were present. Mr. Day reviewed their request. Mr. Olsen explained the request, stating that the Commissioners approved the water requirement at their meeting on July 8, 2014 that was approved by the Planning Commission. Mr. Olsen also stated that Steve Keller has approved the road built to the location. Mr. Tullis submitted all required documents and a mylar of the property. No comments from the audience.

Motion was made by Gene Jacobson to approve the a 1-lot minor subdivision on parcel S-26634x4. Located east of Spring City in the Agricultural Zone. The motion was seconded by Curtis Ludvigson, and the motion passed.

### **DAVID AND ROBINETTE BENTON'S REQUEST FOR APPROVAL OF A ONE-LOT MINOR SUBDIVISION LOCATED WEST OF MANTI IN THE RA-2 ZONE. PARCEL #S-7014x1.**

Mrs. Benton was present. Mr. Day reviewed the request. Mr. Olsen explained the request. Mrs. Benton submitted required documents and a mylar of the property. No comments from the audience.

Motion was made by Paul Rasmussen to approve the a 1-lot minor subdivision on parcel S-7014x1 located west of Manti in the RA-2 Zone. The motion was seconded by Gene Jacobson, and the motion passed.

### **DISCUSSION OF SUBDIVISION ORDINANCE AMENDMENTS**

Mr. Olsen explained the amendments. Some discussion ensued concerning Item #11 and Item #12 as to wording of "Recording final plat" section. Mr. Olsen will make changes and

submit to the County Commissions. (See attached document with the amendments in bold print.)

Motion was made by Nathan Palmer to approve amendments made to the Subdivision Ordinances. The motion was seconded by Curtis Ludvigson, and the motion passed.

**APPROVAL OF MINUTES**

Motion was made by Gene Jacobson to approve the Planning Commission minutes of June 11, 2014 with recommended corrections. The motion was seconded by Paul Rasmussen, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Nathan Palmer. The motion was seconded by Curtis Ludvigson, and the motion passed.

The meeting adjourned at 7:30 p.m.



July 17, 2014

## Subdivision Ordinance Recommended Changes

### Item #1

13.28.200 Water in sufficient quantity to be obligation of subdivider.

Add item: B. Provide a copy of the City Buffer Zone Service Agreement from the Municipality along with the following required documents for culinary water line services, installation and improvements;

1. Provide engineered plans approved by the municipality.
2. Provide municipality's approval of Water line installation and specified time frame and/or a Bond in the amount of cost with time frame for installation improvements.
3. The Planning Commission's approval of time frame limit for culinary water line improvements and installation and/or bond, to each lot of the subdivision, is Required before Final Approval of the subdivision.

### Item #2

13.28.200 Water in sufficient quantity to be the obligation of subdivider.

Add to D. capitalize and bold: Water Rights Change Applications are filed with the State Engineer and are **APPROVED** for the said development.....

### Item #3

13.28.205 Change Application Required.

Add too: A change application for culinary water usage, with **APPROVED** status issued by.....

### Item #4

13.28.080 Roadbed construction standards for roadways in minor subdivisions.

Divide this section into A – E bullet items as follows with additional items of information.

- A. Roadbed Grading and Paving width; Minimum roadbed grading and paving width for minor collector and major streets shall be established by the board of county commissioners. Reduction of such roadway grading and paving width may be approved by the planning commission and board of county commissioners for one-way street, mountain subdivisions, or other justifiable design or topographical reasons.
- B. Road Frontage and Design; Modification of road frontage length and design may be considered and approved for minor collector streets by the planning commission and board of county commissioners for one-way street, mountain subdivisions, or other justifiable design or topographical reasons where terrain restricts the standard location of road frontage and does not split the lot nor take away from the subdivision requirements.
- C. Shoulders and road base; Six-foot shoulders shall be provided where curbs are not installed. There shall be a minimum depth of 6" road base and gravel on unpaved roads.
- D. Paved Roads; All paved roads shall be designed by a qualified licensed engineer then accepted and approved by the same qualified engineer.
- E. Culverts; All culverts shall be installed where required for drainage; engineering may be required.

### Item #5

13.28.085 Roadbed construction standards for paved roadways in major subdivisions.

Add; In addition to all the above requirements (not the exceptions) listed in Sec. 13.28.080; all [remove;] (non-minor subdivisions) major subdivisions shall be required to have paved.....

**Item #6**

13.24.115 & 13.24.125 are to be reassigned ( pertains to all subdivisions, remove from final plat requirements) as; **Chapter 13.25 Vacating, Changing, Altering or Amending a subdivision plat, & containing sections; 13.25.010 Vacating or changing a subdivision plat; 13.25.020 Notice of hearing for plat Vacation, Alteration or Amendment,** respectively with current information and references and with change of reference in 13.25.020 item A. (2) (c) ...Section 13.24.120., changed to **13.25.010** and include all changes of references to Chapter and Section headings in the index and Chapter title information.

**Item #7**

13.24.140 reassign and move section number and information to: **13.24.120** .

**Item #8**

13.24.070 Supporting Documents, M. add; A change application for culinary water usage, with **APPROVED** status issued by the.....

**Item #9**

13.21.050 Supporting Documents required. E. add; A change application for culinary water usage, with **APPROVED** status issued by the.....

**Item #10**

Add to Chapter 13.21 Design Plan for Minor Subdivisions;  
Add Section; **13.21.090 County Commission Review and Approval.**  
The board of county commissioners shall review the Design plat within forty-five (45) days of receipt of transmittal from the planning commission, at a regularly scheduled public meeting. If the board of county commissioners determines that the final Design plat submission complies with the applicable requirements of this title, they shall certify approval of the final Design plat on the space provided.

**Item #11**

Add: Section **13.21.100 Recording of Final Design Plat.**  
Upon Final approval of the plat it shall be the responsibility of the subdivider/developer to record the final Design plat with the county recorder within 1 year of approval of the final Design plat and pay the expense of such recording. The Zoning administrator shall retain possession of the signed plat until recorded.

**Item #12**

**13.24.110 Recording final plat.**

Change: Upon Final approval of the plat it shall be the responsibility of the subdivider/developer to record the final plat with the county recorder within 1 year of approval of the final plat and pay the expense of such recording. The Zoning administrator shall retain possession of the signed plat until recorded.

**Item #13**

**13.04.010**

B. add; No person..... law prior to October 6<sup>th</sup> 1981 the effective date of the ordinance.....

C. add; No lot..... recorded prior to October 6<sup>th</sup> 1981 the effective date of the ordinance.....

**Item #14**

**13.12.020 General subdivision procedure. H. 1. Step 1: Remove a duplicate statement portion of the code sentence (for general scope and conditions which might affect said subdivision)**

**Item #15**

Including changes to all; Table of Contents, Chapter references, Sections, and all other references for all the above item changes in the Subdivision Ordinance Title 13.

